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Via PDF

December 23, 2014

**The Honorable Scott York
Chairman
Loudoun County Board of Supervisors
1 Harrison Street, S.E., MSC#1, Fifth Floor
Leesburg, VA 20175-7000**

**The Honorable Janet Clarke
Loudoun County Board of Supervisors
Blue Ridge District
1 Harrison Street, S.E., MS#1, Fifth Floor
Leesburg, VA 20175-7000**

RE: Brambleton Applications
Brambleton Land Bays 1, 3 & 5 – ZMAP 2012-0013 & ZCPA 2012-0009
Brambleton Town Center – ZCPA 2012-0006 & Associated Cases

Chairman York and Supervisor Clarke:

Brambleton Group and I wanted to follow-up on the very positive public hearing of Wednesday evening, December 10th. There were a number of good comments made, several questions asked and some additional items noted by Supervisor Clarke for consideration by the Board, Staff and applicant.

Due to the critical time-line associated with these cases and the strong desire by the Board and Loudoun County Public School ("LCPS") system to conclude the Land Bays 1, 3 & 5 application, thereby bringing certainty to the three, critical School sites (ES-27, MS-9 and HS-11), we wanted to clarify several topics and respond to Supervisor's Clarke's additional requests.

Brambleton Town Center

With regard to the Brambleton Town Center, there were only two issues that needed clarification:

- Open Space Contribution – Brambleton Group has agreed to Supervisor Clarke's request to contribute \$2,600 per town home (made at the time of the issuance of zoning permits) to the County's open space program. This will result in a total contribution of \$124,800.



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- Library Timing – Mr. Buona raised an excellent question regarding the trigger associated with the commencement of construction of the Library. Assuming approval of the Land Bays 1, 3 & 5 application (which will generate the approximately \$11 million that Brambleton will dedicate to the Library building construction), Brambleton had already proffered that the commencement of construction will begin by the issuance of the 400th permit within Land Bays 1A and 1B (of the Land Bays 1, 3 & 5 case). Brambleton also wanted to clarify (as I committed to on the record) to refine the proffers to state clearly that there can be an earlier trigger as well. If the Board of Supervisors accelerates its CIP in order to fund the Library build-out sooner than 2020, then the revised proffers require Brambleton to accelerate construction of the Library Building. I've attached as Exhibit A the current CIP item on this Brambleton-area Library. In addition, we are separately submitting today to Staff (for its review with the County Attorney's Office) the revised proffers for both of these pending cases – Land Bays 1, 3 & 5 and Town Center.

Brambleton Land Bays 1, 3 & 5

There were several good questions raised with regard to Loudoun County Parkway as well as a series of additional road improvement requests by Supervisor Clarke.

- Loudoun County Parkway:

December 10th Letter – I've attached as Exhibit B the letter from Brambleton Group to Chairman York and Supervisor Clarke reflecting its clear and specific commitment regarding Loudoun County Parkway.

No Outstanding Transportation Issues – to reiterate, there are no outstanding Loudoun County Department of Transportation & Capital Infrastructure ("DTCI") or Virginia Department of Transportation ("VDOT") issues with regard to these two pending applications. Brambleton was very pleased to receive recommendations of support from the Planning Commission on both cases. There is no meaningful impact on Loudoun County Parkway associated with the new, proposed residential units of Land Bays 1, 3 & 5 or the Town Center. There is no legitimate nexus or connection between the requests of the newly-proposed homes of Land Bays 1, 3 & 5 and Town Center and the construction of Loudoun County Parkway. Nevertheless, Brambleton has still made the meaningful commitment memorialized in the December 10th letter.

Already Completed Improvements – I've attached as Exhibit C a summary graphic reflecting the Toll Brothers portion of Loudoun County Parkway (.80 of a mile, in orange), the Brambleton Group portion (.93 of a mile, in green), and the VDOT-Route 606 Project portion (in blue). Although Brambleton's Active Adult site (which contains the governing proffer commitments for Loudoun County Parkway) has not yet triggered the requirement to commence construction of this important roadway, Brambleton has already completed some 65-70% of its section of Loudoun County Parkway. If any of the Board members have not had an opportunity to do so, we'd be happy to take you on a driving tour of this substantial work; you may also view these recent drone videos:



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Brambleton Group's section:

www.youtube.com/watch?v=1ZNkPdZkmqU&feature=youtu.be

Toll Brothers section:

www.youtube.com/watch?v=1cmNhAPI228&feature=youtu.be

Clarification of "Open to Traffic" – in answer to Mr. Buona's question, Brambleton reaffirms that it will complete and "open to traffic" its section of Loudoun County Parkway from Shreveport Drive (at the south) to Creighton Road (to the north) prior to pulling zoning permits for any of the new, 458 proposed homes in Land Bays 1A and 1B. The proffers have been revised to ensure there is no question about this important commitment.

- Creighton Road – in addition to Loudoun County Parkway, Supervisor Clarke has also requested additional commitments on Creighton Road and Shreveport Drive. Supervisor Clarke has requested that Brambleton complete and "open to traffic" Creighton Road from Evergreen Mills Road (to the west) all the way to Loudoun County Parkway (to the east) prior to securing zoning permits for any of the additional homes within Land Bays 1A and 1B. Brambleton is willing to make this commitment and has included this additional proffer in the materials submitted to Staff today.
- Shreveport Road – Brambleton amended its proffers to confirm that it will construct Shreveport Drive from Evergreen Mills Road (at the west) to Loudoun County Parkway (to the east), again, prior to securing zoning permits for the additional 458 homes within Land Bays 1A and 1B. The proffers note one caveat with regard to this Shreveport Drive commitment – Brambleton cannot be "held hostage" by the Evermont Trace frontage on Shreveport, as Brambleton does not own nor control this property, right-of-way or timing of construction of this section of the road. The revised proffers note this one caveat and otherwise accede to Mrs. Clarke's request.
- Utilities to the Elementary, Middle and High Schools Sites – Mrs. Clarke has requested that Brambleton extend the utilities (gas, electric, water, sewer and telecom, etc.) to the School sites prior to issuance of the zoning permits for the additional 458 homes requested in Land Bays 1A and 1B. We have updated the proffers to reflect this commitment. Because the significant, future sewer line (which will traverse Hanson Park and is designed to serve the High School only; the Elementary and Middle School sites have alternative sewer connections through Brambleton) is not slated to be completed until 2019, we have noted that one sewer connection as an exception to the timing of the utilities. All utilities to each of the three School sites (including the High School sewer line) are all proffered to be completed by the LCPS' deadlines.



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- Ultimate Configuration of Evergreen Mills Road – Supervisor Clarke has asked us to continue to work with the County and VDOT to determine the appropriate, ultimate condition of Evergreen Mills Road in the southwestern portion of Brambleton. The County-Wide Transportation Plan (“CTP”) currently calls for Evergreen Mills Road to be cul-de-sac’d in this quadrant and not continue to the east. This request is going to require a little more time and effort to conclude, for the self-evident reasons that (i) Brambleton does not control VDOT, which is the entity ultimately responsible for approving the final configuration of Evergreen Mills Road and (ii) the County’s CTP does currently call for Evergreen Mills Road to terminate in this area. I believe that we have crafted an appropriate proffer addressing this topic as well.

Capital Facilities Update & Summary

I’ve attached as Exhibit D one of the PowerPoint summary slides that was reviewed during the public hearing; this slide overviews the generous nature of these Brambleton proffers. As reflected, the combined Capital Facilities requirements of both cases is \$19 million, while the total proffers (for which Brambleton qualifies for Capital Facilities credit) is almost \$35 million. Therefore, the County will enjoy a \$16 million net benefit to the County School System, Transportation Infrastructure, Open Space Program, unmet housing needs and other laudable programs.

The Board of Supervisors adopted a new Capital Facilities Program on the same night of our hearing, Wednesday, December 10th. Brambleton falls within the Dulles Planning District, within which the Capital Facilities requirement for single family detached homes was reduced by \$12,500 and by \$7,500 per single family attached.

While Brambleton is not requesting a reduction in its Capital Facilities contributions, I thought it was interesting, relevant and important for the Board to consider that these new Capital Facilities requirements reduce the County’s Capital Facilities requirements for Brambleton by \$4 million.

Therefore, the new Capital Facilities formula, as applied to the current applications, reduces Brambleton’s total Capital Facilities requirements from \$19 million to \$15 million; therefore, the overall, total “extra benefit” to the County rises from \$16 million (as I reviewed during the public hearing) to \$20+ million. A summary graphic reflecting this significant, additional benefit to the County is attached as Exhibit E.

Conclusion

In conclusion, I believe that we have addressed each of these important, additional requests and topics. We have revised the proffers and are resubmitting them today through the Staff Coordinators (copied below). I wanted to bring these matters to your attention quickly to reiterate our strong desire to conclude every aspect of these two important cases.



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Brambleton is proud of its 20-year history of partnership and cooperation with Loudoun County. We believe that the 14 favorable public speakers that testified before the Board are indicative of the overwhelming, enthusiastic support for these two pending land use applications, as well several other cases that will become before the Board early in 2015.

We are grateful to both of you, your colleagues, Senior County Staff, the Loudoun County Public School System, the Library Board and many other individuals who have been active participants in these applications over the last three years. Again, if you or any of your colleagues have any questions, comments or concerns, need any additional clarification or information or would like a tour of the extraordinary work that has already been completed on Loudoun County Parkway, please let me know. We will be happy to meet with you and your Staff.

It is essential, in order to meet the critical Loudoun County School Board time-line, that we successfully conclude these applications no later than January 21st. That is the only way to complete the subdivision process, deed the School sites to LCPS (or the County), and thereby allow LCPS to complete the pending site plans for the Elementary and Middle Schools, award the contract for construction of ES-27 and MS-9, and to commence construction of both of these important Schools this Spring of 2015.

Thank you both for your leadership and extraordinary efforts on behalf of the County, the Blue Ridge District and the Brambleton Community. The Brambleton Group team and I wish you, your colleagues and your families a blessed, joyous Holiday Season.

Respectfully submitted,

Antonio J. Calabrese

cc: Loudoun County Board of Supervisors
Charles Yudd, Deputy County Administrator
Joe Kroboth, Director of Department of Transportation & Capital Infrastructure
Paul Brown, Deputy Director, Capital Planning, Budget & Policy
Marchant Schneider, Department of Planning & Zoning
Kate McConnell, Department of Planning & Zoning
Dr. Sam Adamo, Loudoun County Public Schools
William Fox, President, Brambleton Group
Steve Schulte, Vice President, Brambleton Group
Colleen Gillis, Cooley LLP



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Exhibit Summary

Exhibit A – County CIP on Brambleton-Area Library



Exhibit B – December 10th Letter from Brambleton Group to Chairman York and Supervisor Clarke



Exhibit C – Summary Graphic of Loudoun County Parkway



Loudoun County
Parkway Overall.pdf

Exhibit D – Capital Facilities Summary I



Brambleton--Dec 10
Capital Facilities.pdf

Exhibit E – Capital Facilities Summary II



Brambleton--New
Capital Facilities.pdf

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